| 136.0 | 0003 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 981,600 / 981,600 |
| | | | | | USE VALUE: | 981,600 / 981,600 |
| | | | | | ASSESSED: | 981,600 / 981,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 90 | | KENSINGTON PK, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GIULINO PATRICIA URBAN/ TRUSTE |
| Owner 2: | PATRICIA URBAN GIULINO FAMILY |
| Owner 3: | TRUST |
| Street 1: | 90 KENSINGTON PK |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GIULINO PATRICIA U - |
| Owner 2: | - |
| Street 1: | 90 KENSINGTON PK |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 8,210 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8210.000 | 378,700 | 3,200 | 599,700 | 981,600 |
| Total Card | 0.188 | 378,700 | 3,200 | 599,700 | 981,600 |
| Total Parcel | 0.188 | 378,700 | 3,200 | 599,700 | 981,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.49 | /Parcel: 411.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87319
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 378,700 | 3200 | 8,210. | 599,700 | 981,600 | 981,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 296,400 | 3200 | 8,210. | 633,000 | 932,600 | 932,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 295,600 | 3200 | 8,210. | 466,400 | 765,200 | 765,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 295,600 | 3200 | 8,210. | 446,400 | 745,200 | 745,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 295,600 | 3200 | 8,210. | 413,100 | 711,900 | 711,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 278,900 | 3200 | 8,210. | 346,500 | 628,600 | 628,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 278,900 | 3200 | 8,210. | 338,500 | 620,600 | 620,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 278,900 | 3200 | 8,210. | 322,500 | 604,600 | 604,600 | | 12/13/2012 |

!10552!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:50:47 |

## LAST REV

| Date | Time |
|---|---|
| 06/03/20 | 10:49:27 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 87319 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10552

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GIULINO PATRICI | 74752-425 | 1 | 5/27/2020 | Convenience | 1 | No | No | | |
| | 19909-354 | | 6/1/1989 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/11/2017 | 1631 | Redo Kit | 44,750 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2017 | Inspected | PH | Patrick H |
| 8/29/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/22/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/6/2000 | Hearing N/C | | |
| 12/1/1999 | Mailer Sent | | |
| 11/24/1999 | Measured | 270 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8210 | | Sq. Ft. | Site | | 0 | 90. | 0.81 | 10 | | | | | | | | | 599,669 | | | | | | 599,700 | |

Total AC/HA: 0.18848 | Total SF/SM: 8210 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 599,669 | Spl Credit | Total: 599,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 6 - Stucco | 40 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN & CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.09015930 |
| Const Adj.: | 1.00138497 |
| Adj $ / SQ: | 141.917 |
| Other Features: | 78337 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 514582 |
| Depreciation: | 135850 |
| Depreciated Total: | 378733 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 5 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 5 | M |
| Totals | | | |
| 1 | 8 | 5 | |

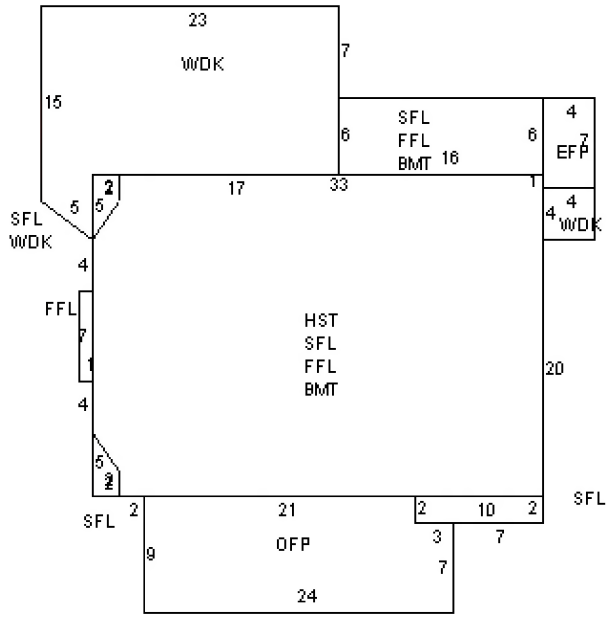
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 156.11 |
| Special Features: | 0 | Val/Su Net: | 96.68 |
| Final Total: | 378700 | Val/Su SzAd | 158.75 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 991 | 141.920 | 140,640 |
| FFL | First Floor | 964 | 141.920 | 136,808 |
| BMT | Basement | 957 | 42.580 | 40,744 |
| HST | Half Story | 431 | 141.920 | 61,095 |
| WDK | Deck | 336 | 8.990 | 3,020 |
| OFP | Open Porch | 210 | 24.390 | 5,122 |
| EFP | Enclos Porch | 28 | 72.700 | 2,036 |
| | Net Sketched Area: | 3,917 | Total: | 389,465 |
| Size Ad | 2385.5 | Gross Are | 4347 | FinArea 2386 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 136.0-0003-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X19 | A | AV | 1930 | 28.16 | T | 40 | 101 | | | 3,200 | | | 3,200 |

| More: | N | Total Yard Items: | 3,200 | Total Special Featues: | | Total: | 3,200 |
|---|---|---|---|---|---|---|---|